

KNOW ALL MEN BY THESE PRESENTS,

89-0-33 ✓

73-64

THAT I, James A. McBrady, of Falmouth, Maine

in consideration of One Dollar (\$1.00) and other valuable consideration

014765

paid by Daniel H. Pinnette and Jane L. Pinnette

TRANSFER
TAX
PAID

whose mailing address is 26 Fanger Avenue
Waterville, Maine 04901

the receipt whereof I do hereby acknowledge, do hereby GIVE,
GRANT,

BARGAIN, SELL AND CONVEY unto the said

Daniel H. Pinnette and Jane L. Pinnette

as joint tenants and not as tenants in common, their heirs and
assigns forever,

A certain lot or parcel of land located on Ridge Road, situated in
Waterville, in the County of Kennebec, and State of Maine, bounded
and described as follows:

Beginning at a point marked with an iron pin and representing the
westerly corner of Lot 33; thence, heading N 44 degrees 39' 11" E
140.15' (One Hundred Forty and Fifteen One Hundreths feet) along
Ridge Road to a point marked with an iron pin and representing the
northerly corner of said Lot 33; thence heading S 75 degrees 20'
42" E 254.03' (Two Hundred Fifty-Four and Three One Hundredths
feet) along Pleasant Hill Drive to a point marked with an iron pin
and representing the easterly corner of said Lot 33; thence,
heading S 44 degrees 39' 11" W 183.16' (One Hundred Eighty-Three
and Sixteen One Hundredths feet) along Lot 68 to a point marked
with an iron pin representing the southerly corner of said Lot 33;
thence; heading N 66 degrees 14' 40" W 235.49' (Two Hundred
Thirty-Five and Forty-Nine One Hundredths Feet) along Lot 32 to
the beginning point.

Above description meaning and intending to describe Lot 33 of the
Ridge Road Development approved by the Waterville Planning Board
6/13/77 and registered in the Kennebec County Registry of Deeds
File D-7661-15. Said Lot 33 contains 35,560 sq. ft.

This conveyance is made subject to all restrictions and covenants
of record including those required by the Maine Department of
Environmental Protection, dated June 8, 1983, recorded in said
Registry of Deeds in Book 2575, Page 93.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said

73-64

Daniel H. Pinnette and Jane L. Pinnette, as joint tenants and not as tenants in common, their heirs and assigns, to them and their own use and behoof forever.

AND, I do COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will WARRANT AND DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said James A. McBrady, relinquishing and conveying all rights by descent and all other rights to the above described premises,

have hereunto set my hand and seal this 29th day of the month of May, A.D. 1987.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

Lisa Anne V. Steinbeiser
WITNESS

James A. McBrady
JAMES A. McBRADY

STATE OF MAINE,
COUNTY OF CUMBERLAND

May 29, 1987

Then personally appeared the above named

James A. McBrady

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Lisa Anne V. Steinbeiser

Notary Public/Attorney at Law

NOTARY PUBLIC, MAINE

MY COMMISSION EXPIRES JANUARY 12, 1994

(printed name of person taking acknowledgment)

LISA-ANNE V. STEINBEISER



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1987 JUN 19 AM 9:00

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